## 2460 N Foothill Blvd

## New Detached Garage with Carport, Water Tank, Wharf Hydrant and Fire Engine Turnaround

## **GENERAL PROJECT INFORMATION**

<u>Project Description:</u> Add a new garage accessory structure approx 750 sf for a car, a boat and a carport. Total lot size is 1.922AC. Existing house of 5,354sf is the only structure on this lot. Structure will be built to match existing house with T-11 siding, Presidential Comp roof, thin used brick faced columns with a cement slab foundation. A fire suppression system will be added which consists of a 10,000 gallon water tank, wharf hydrant and space for a fire engine turnaround.

**General Plan:** Grade for slab foundation according to plan. Run electrical from existing sub panel in laundry room. Run water from existing hose bib near the new structure. We are currently working with the Santa Clara County Fire Department to satisfy their requirements for driveway and turn around space. We are asking for a setback variance to make adequate space for the fire engine turnaround.

**Construction type:** V-B

**Zoning:** R1-10 Residential

Occupancy: R-3/U

**Property Owners:** Hal Nelson and Laurie Klatt

**Designer:** Laurie Klatt Nelson <u>LKlattNelson@gmail.com</u> 650-793-2973

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## ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height	5290 square feet (1.8%)	6585 square feet (9.7 %)	square feet (
FLOOR AREA: Measured to the outside surfaces of exterior walls	5295 square feet (7.8 %)	5295 square feet (7.8_%)	square feet (%)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	75 feet 25 feet 15 feet/ feet 15 feet/ feet	25 feet 10 feet 15 feet/ feet 15 feet/ feet	feet feet feet/feet
HEIGHT:	_17_feet	_17_feet	_17_feet

## SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement areas	5295 square feet	square feet	5295 square feet
NON- HABITABLE AREA: Does not include covered porches or open structures	_650_square feet	752 square feet	1402 square feet

## LOT CALCULATIONS

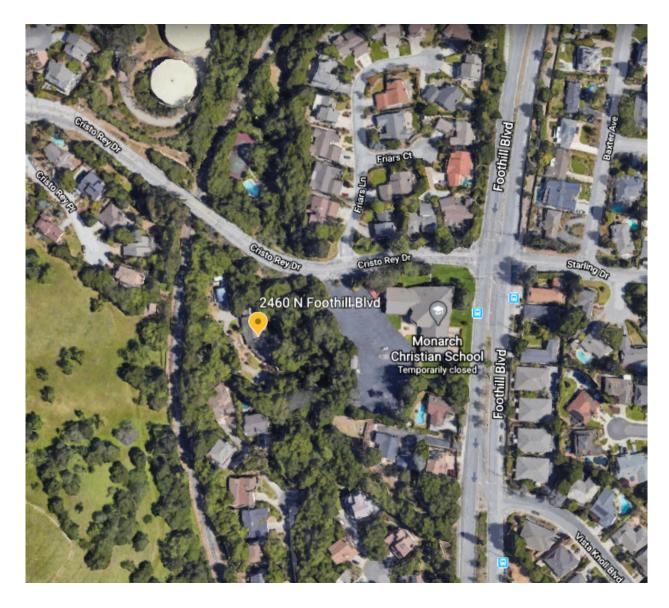
NET LOT AREA:			61,760 square feet	
FRONT YARD HA Hardscape area in the fi			N/A square feet (%)	
LANDSCAPING BREAKDOWN:	N/A	Existing softscape (u New softscape (new	(existing and proposed): undisturbed) area: or replaced landscaping) area: equal the site's net lot area	sq ft sq ft sq ft

## **G-2**

## **GENERAL NOTES:**

- \* All construction shall comply with the 2019CBC, CRC, CEC
- \* Required fire blocking installed in locations per R302.11CRC. (see structural plans SD1, #13)
- \* Building paper installed under all wall siding.
- Any damaged right-of-way infrastructures and otherwise displaced curb and gutter shall be removed and replaced as directed by the City Engineer or his designee. Contractor shall coordinate with Public Works department (650) 947-2680.
- \* Prior to the commencement of any work done in the public right-of-way, a permit to open street and/or encroachment permit will be required.

## **VICINITY MAP**





## BLUEPRINT FOR A CLEAN BAY

## Heavy Equipment Operation

Best Management Practices for the



### Best Management Practices for the

- General contract
  Home builders
  Developers

Doing the Job Right

Site Planning and Preventive Vehicle

Storm water Pollution from Heavy Equipment on Construction Sites

Doing The Right Job

General Business Practices

## Roadwork and

**Paving** 



## Best Management Practices for the

from Roadwork

- **Application**

- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in

Fresh Concrete

and Mortar

- Sidewalk construction crew
- General contractors

## Concrete and Mortar Applications

Storm Drain Pollution from Fresh

Los Altos Municipal Code Requirements

Doing The Job Right

General Business Practices

- When cleaning up after driveway or sidewalk construction, wash fines ont dirt areas, not down the driveway or in the street or storm drain.

### Spill Response Agencies

**Preventing Pollution:** 

It's Up to Us

the Santa Clara Valley, storm drains

ransport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem

for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment: construction debris: sedimen created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the

Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors most comply with the practices described

this drawing sheet.

State Office of Emergency Services Warning Center (24 hours): 800-852-7550 Santa Clara County Environmental Health

### **Local Pollution Control** Agencies

ounty of Santa Clara Pollution Prevention rogram: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

1-800-533-8414 Recycling Hotline:

Santa Clara Valley Water (408) 265-2600

City of Los Altos Building Department: (650) 947-2752

## Landscaping, Gardening, and **Pool Maintenance**



### Best Management Practices for the

- Gardeners
- General contractor
- Home builders
   Developers

## Storm Drain Pollution

Storm Drain Pollution
From Landscaping and
Swimming Pool Maintenance
Many landscaping activities expose sols and
formation of the sold policy of the sold policy
intigation or when it rains. Swimming pool water
intigation or when it rains. Swimming pool water
containing others and copper-based alguedote
should never be dischaped to storm drains. These
chemicals are tools to aguite life.

## Draining Pools Or Spas

## Painting and Application of Solvents and Adhesives



## Best Management Practices for the

Best Management Practices for the Construction Industry



Doing The Job Right

andling Paint Products

Doing The Job Right

General Business Practices

Schedule excavation and grading work during
dry weather.

Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.

Storm Drain Pollution

## Storm Drain Pollution from

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- .os Altos Municipal Code Section 10.08.430 Requirements for construction operations.

  A. spill response plan for hazardows water, hazardows materials and unconstitudion state for greater than one zero distribution at the construction state for all projects where the proposed construction state is equal to or greater than one zero of the plan shall be in accordance with projects of the plan shall be in accordance with projects of the plan shall be in accordance with guidelines published by the oly engineer.

  B. A storn water pollution prevention plan shall be prepared and available at the construction state for all projects greater than one acre of distributed value for any projects for which the object engineer determines that a state water than the projects of the plan shall be projected by which the object engineer determines that a state water projects of the plan shall be projected by the object of the plan shall be projected by the object of the plan shall be projected by the object of the plan shall be projected by the object of the plan shall be projected by the project of the plan shall be projected by the plan shall be p

Remember: The property owner and the contractor share ultimate

responsibility for the activities that occur on a construction site.

You may be held responsible for any environmental damage

# Os Andes Municipal Code Chapter 10/08.299 Non-chrom water discharges A. Dirabell discharges it shall be unleaved to discharge and ordered waste or industrial waste into stom drains, gutters, creeks, San Financiac Disy, Ulriand discharges to stom drains shall include, but not be limited to, discharge from tolers anks, motivating states and the control of the contr

County of Santa Clara District Attorney Environmental Crimes Hotline:

Santa Clara County

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151 Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

## Criminal and judicial penalties can be assessed for non-compliance.

# Blueprint for a Clean Bay

## **Best Management Practices for the**



Santa Clara **Pollution Prevention Program** 

LARRY LIND	VED BY:	CITY OF LOS ALTOS	OCTOBER, 2003
DRAWN BY:	-	48056	SCALE:

## General Construction And Site Supervision



- Storm Drain Pollution from Construction Activities

## Doing The Job Right General Principals

## Earth-Moving And

Dewatering

Activities Best Management Practices for the Construction Industry



## est Management Practices for the

operators

Dump truck drivers
Site supervisors
General contractors
Home builders
Developers

General Business Practices

Schedule excavation and grading dry weather.

Doing The Job Right

ctices During Construction

## Storm Drain Pollution from Earth-Moving Activities and Dewatering avation and grading operations loosen large s of soil that can flow or blow into storn

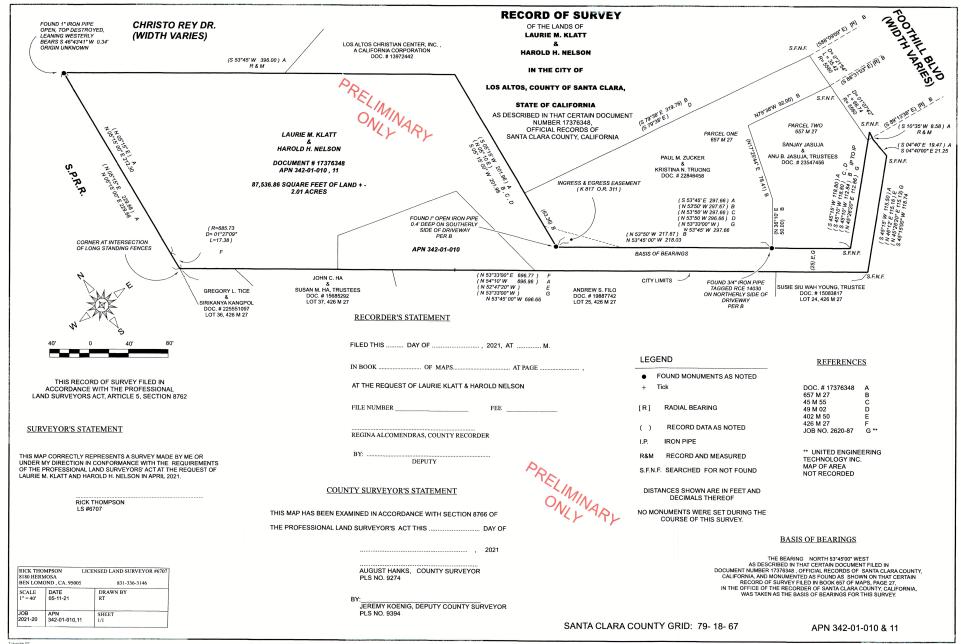
## Dewatering Operations

# caused by your subcontractors or employees. **Construction Industry**



**Urban Runoff** 

## PRELIMINARY SURVEYOR REPORT



## ARBORIST REPORT



1 Arastradero Road, Portola Valley, CA 94028-8012 Telephone (650) 326-8781 Fax (650) 854-1267 www.spmcclenahan.com

April 28, 2021

Mr. Hal Nelson 2460 Foothill Boulevard Los Altos, CA 94024

### Assignment

As requested, I performed a visual inspection of seven trees to determine species, size and condition and define tree protection zones (TPZ) and provide tree preservation guidelines.

### Summary

There are two species on site coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*). Proposed plans include construction of a new garage and water tank. The overall impacts to trees from construction will occur to less than 20 percent of the root environments and will require some crown raising and reduction in some limbs. Tree eight will be removed and is under the protected tree size limit. Tree six is recommended for removal due to lean and borer infestation in tension wood. However, current plan will retain the tree and reduce crown over proposed water tank. A root collar inspection and treatment for borers is recommended should retention be desired. Tree three will require the heaviest pruning above ground and has the least root disturbance. Tree Protection Zones are defined for each tree in Figure 2. Any grading or excavation within a TPZ must be accomplished by hand or air digging. A qualified arborist should approve, supervise and provide mitigation for any root cutting within a TPZ.

## Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered on the preliminary site plan shown in Figure 1.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons; Structural decays or weaknesses; Presence of disease or insects; and Life expectancy. Mr. Hal Nelson 2460 Foothill Blvd., Los Altos, CA

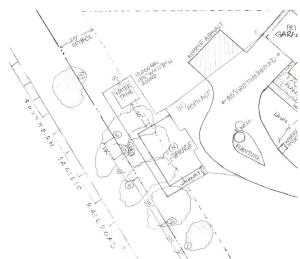


Figure 1: site plan

								Control of the Contro
	Name	Diameter	TPZ	Height	Spread	Condition	Location	Observation
1	Coast live oak	29"	25-feet	45'	40'	Poor to Fair	Railroad setback	Below average vigor. Proposed garage is outside TPZ.
	Valley oak	17.7"	15-feet	40'	25'	Fair	Railroad property	Moderate accumulation of deadwood. Proposed sidewalk outside garage is 15-feet from the tree. Minimal impacts anticipated from proposed improvements.
3	Coast live oak	24"	20-feet	37'	30'	Fair	Railroad setback	Although proposed garage is outside the TPZ of 20-feet, pruning for building clearance may be needed to less than 15 percent of the canopy.
4	Valley oak	10.3"	10-feet.	25'	25'	Fair	Railroad setback	Grows to a lean. Understory tree. Proposed garage is outside TPZ of 10-feet.
5	Valley oak	21.7"	18-feet	40'	50'	Fair	Railroad setback	Crown overlaps with adjacent trees. Proposed garage is 11-feet from the tree and will impact less than 20 percent of root environment.
6	Coast live oak	20.6"	18-feet	30'	30'	Poor	Railroad setback	Grows to an exagerrated lean toward proposed water tank. Significant bore infestation observed on tension side of lean. 9-feet from proposed sidewalk, 14-feet from garage. Impacts from improvements are anticipated to less than 15 percent of root environment.
7	Valley oak	33.5"	28-feet	50'	40'	Fair	Railroad setback	Proposed water tank is 20-feet from the tree and will impact less than 10 percent of the root area. The TPZ is 28-feet.
8	Coast live oak	14.3"	N/A	16'	20'	Fair	Railroad setback	Grows to a significant lean into proposed garage corner. Below protected tree size of 48 inches circumference and will be removed.

Figure 2: tree descriptions

2

Mr. Hal Nelson 2460 Foothill Blvd., Los Altos, CA

## TREE PRESERVATION GUIDELINES

## Tree Preservation and Protection Plan

In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is *mandatory*.

### **Barricades**

Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

## Root Pruning (if necessary)

During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line *within twenty-four (24) hours.* 

### Pruning

Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

### Fertilization

A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic blends and components such as mycorrhizae and bio stimulants.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

3

**G-7b** 

Mr. Hal Nelson 2460 Foothill Blvd., Los Altos, CA

## Mulch

Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

### Inspection

Periodic inspections by the *Site Arborist* are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLENAHAN CONSULTING, LLC

Bv: John H. McClenahan

ISA Board Certified Master Arborist, WE-1476B member, American Society of Consulting Arborists

JHMc: cm

Mr. Hal Nelson 2460 Foothill Blvd., Los Altos, CA

Mr. Hal Nelson 2460 Foothill Blvd., Los Altos, CA



1 Arastradero Road, Portola Valley, CA 94028-8012 Telephone (650) 326-8781 Fax (650) 854-1267 www.spmcclenahan.com

## ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

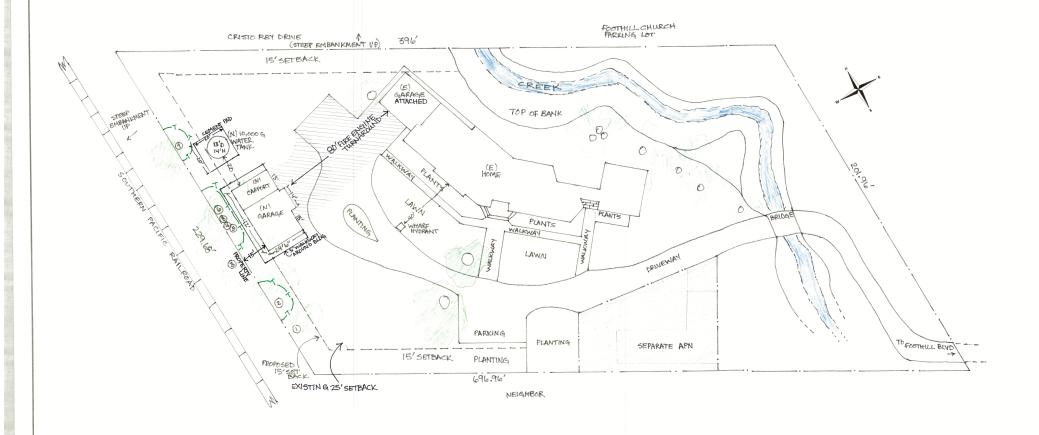
Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: John H. McClenahan Date: April 28, 2021

JCH. Millanc



G-7c



2460 N Foothill Blvd Detached Garage, 10,000 Gallon Water Tank and Wharf Fire Hydrant

Hal Nelson & Laurie Klatt Nelson

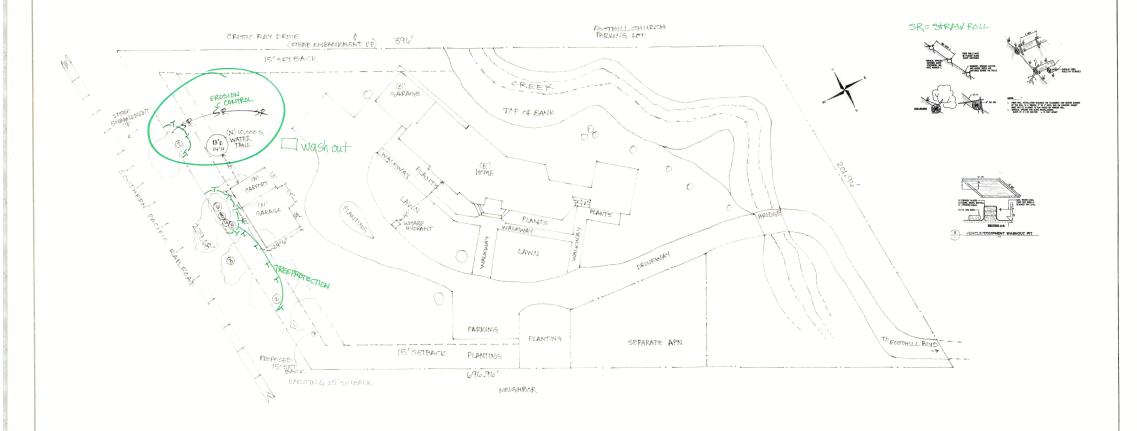
BGALE: 1" = 2D' APPROVED BY:

DATE: JUNE 2021 PREVISED

A-1

SITE PLAN / UTILITIES

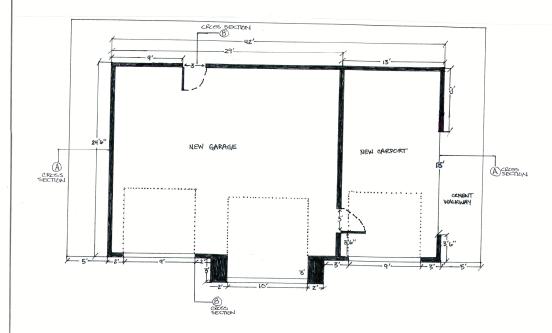
# EROSION CONTROL PLAN 1/20"=1'



2460 N Foothill Blvd
Detached Garage, 10,000 Gallon Water Tank and Wharf Fire

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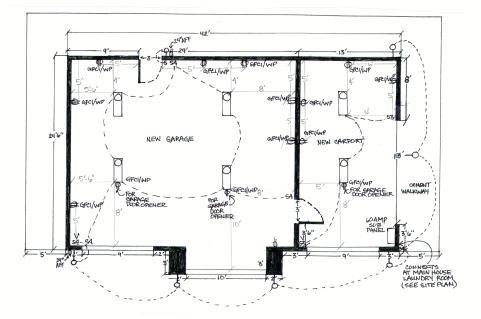
# FLOOR PLAN 1/4"=1'



## **BUILDING MATERIALS NOTES**

- T-11 Siding to match existing house
- (3) Steel garage doors:
   (2) @ 9'x8', (1)@10'x10'
- (3) Liftmaster garage door openers
- (2) Jeld Wen Exterior doors @ 3'x6'8"
- (3) Gable vents
- 5/8" sheet rock
- R9 Insulation
- Building paper installed under all wall siding
- Presidential TL Comp Roof

# ELECTRICAL PLAN 1/4"=1'



## **ELECTRICAL PLAN NOTES**

- A UFER ground is required at the new garage & shall have grounding electrode conductor connected to the existing UFER ground at the main building.
- Electrical installations at the carport shall be approved for damp locations.
- All receptacles to be tamper-proof per article 406.12CEC.
- Garage door opener receptacles to be GFCI protected
- GVCI receptable, one at each car space per article 210.52(G) (I)CEC.
- All outlets to be GFCI / WP.
- All outlets on walls to be 40"AFF unless otherwise noted.
- Min (4) #6 cable or for conduit use 1".
- Load Calculations on Page A-2 (Site Plan / Utilities)

2460 N Foothill Blvd tached Garage, 10,000 Gallon Water Tank and Wharf Fire Hydrant

Hal Nelson & Laurie Klatt Nelson

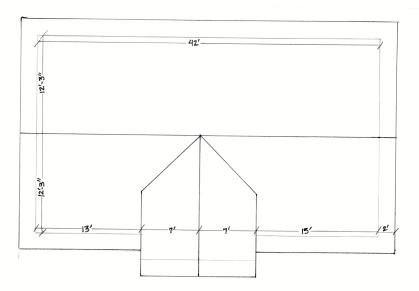
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DATE SO21 PROVED BY:

REPORTSO

A-4

# ROOF PLAN 1/4"=1'



## **ROOF PLAN NOTES**

- 5:12 Pitch
- 2' Eaves to match existing house
- Gable over larger garage door
- Material: Presidential Comp
- (3) Gable vents: Ekena Millwork functional louver box.
   See Materials section for detail
- One layer of 15# felt under all roofing material or per roofing manufacturer installation requirements, or per table R905.1.1CRC

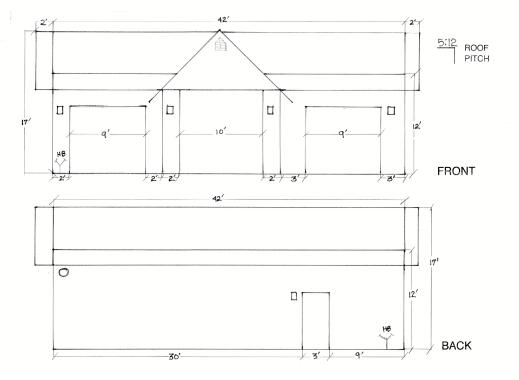
2460 N Foothill Blvd
Detached Garage, 10,000 Gallon Water Tank and Wharf Fire Hydrant

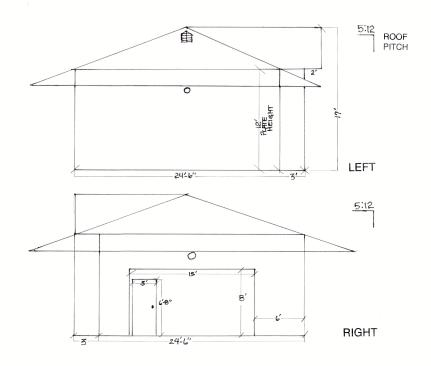
Hal Nelson & Laurie Klatt Nelson

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BOAND TIME 20:21 | APPROVED BY |

A-5





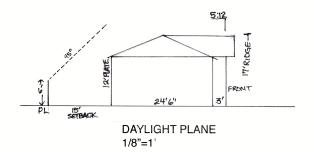
## **Exterior Building Materials**

Siding: T-11 to match existing main house Trim: Saw cut painted pine to match existing main house Roof: Presidential Comp

Brick Trim: Used brick (thin) to match existing main house Lighting: Exterior light fixtures to match existing main

house

Gable Vents: Painted to match existing main house



**2460 N Foothill Blvd** Detached Garage, 10,000 Gallon Water Tank and Wharf Fire Hydrant

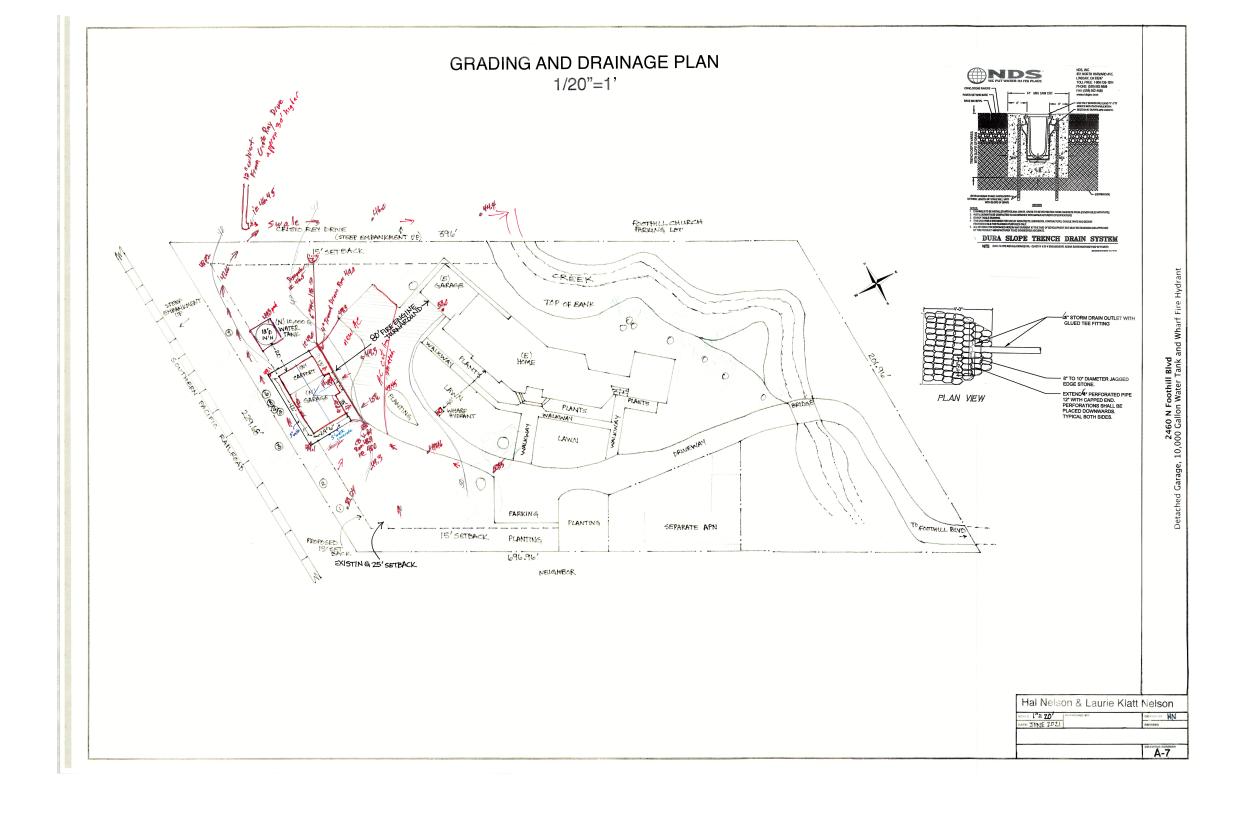
Hal Nelson & Laurie Klatt Nelson

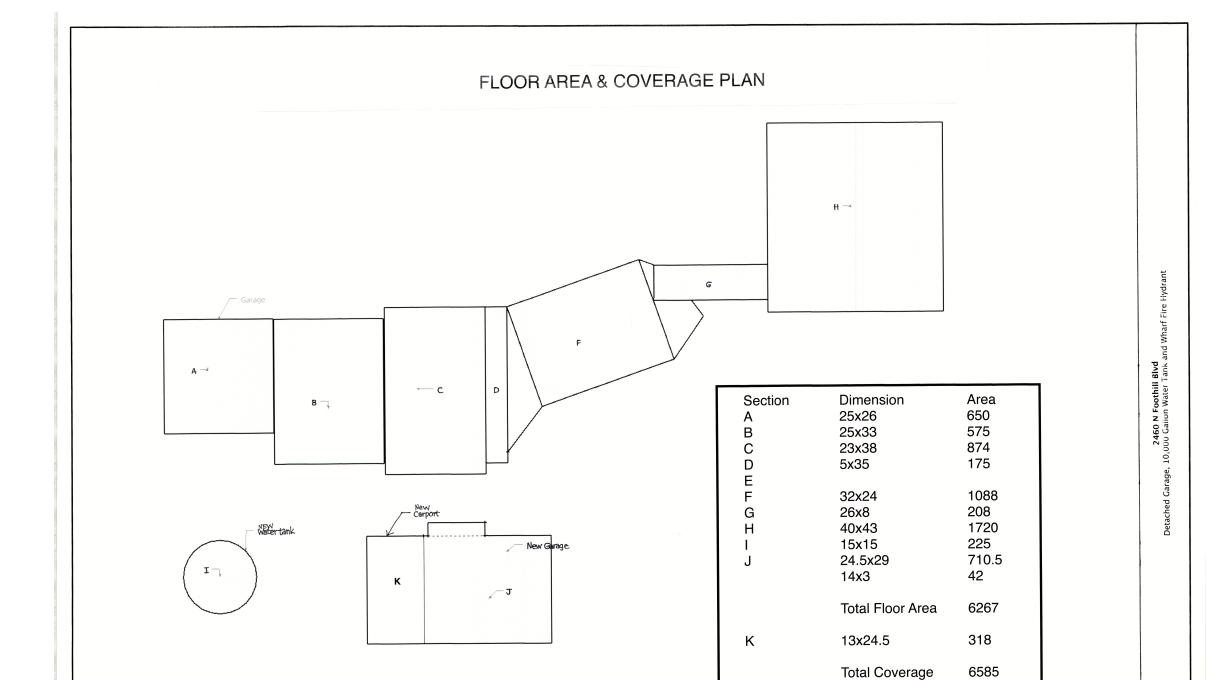
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DATE: JUNE 2021

A-6

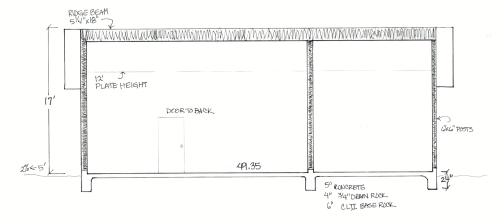




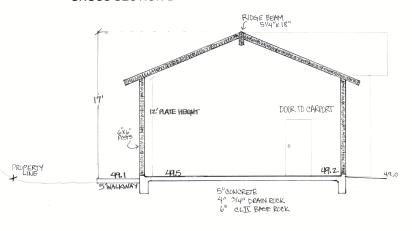
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DATE JUNE 20	21	REVISED

# BUILDING CROSS SECTIONS 1/4"=1'





## **CROSS SECTION B**



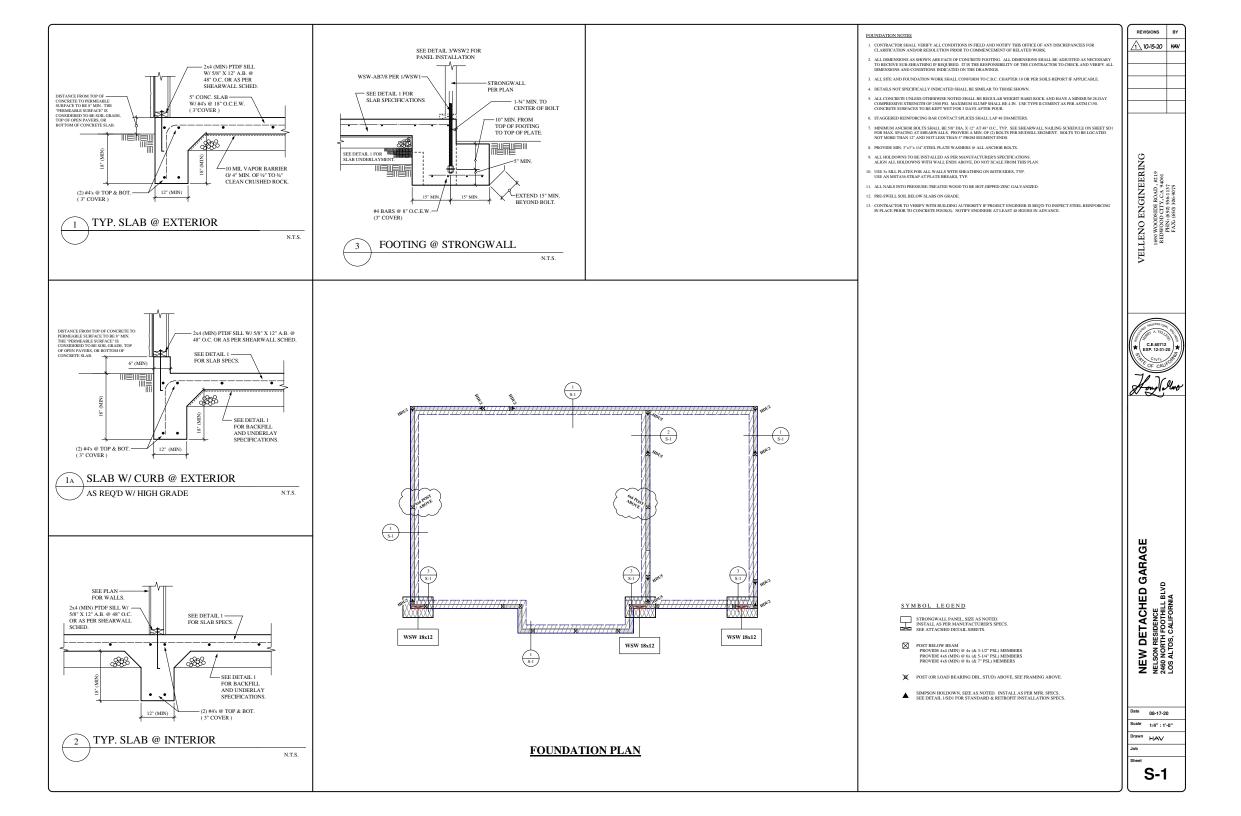
**2460 N Foothill Blvd** Detached Garage, 10,000 Gallon Water Tank and Wharf Fire Hydrant

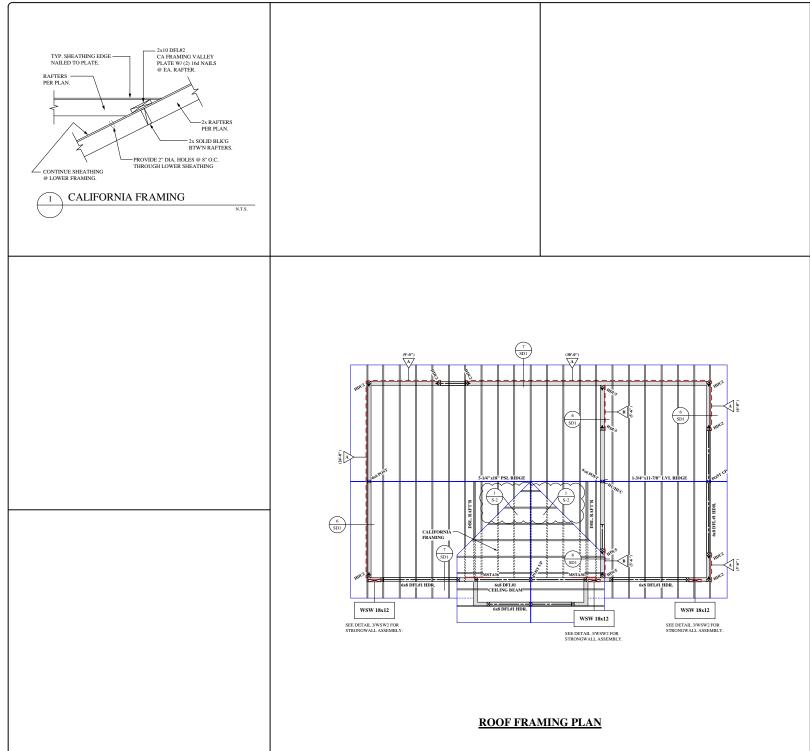
Hal Nelson & Laurie Klatt Nelson

BOANE; \$\frac{1}{4} = \frac{1}{4}\$

DATE:

DA





### ROOF FRAMING NOTES

- . CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES FOR CLARIFICATION AND/OR RESOLUTION PRIOR TO COMMENCEMENT OF RELATED WORK.
- 2. USE 1/2° 5-PLY APA RATED PLYWOOD SHEATHING, 240, EXPOSURE 1, UNBLOCKED AND NAILED W/84 COMMON NAILS AT 6° O.C. EDGE AND 12° O.C. FRELD, TYP. OSB SHEATHING OF FQ. THICKNESS & SPAN RATING WAY BE SUBSTITUTED. PROVIDE FRANKING MEMBERS OR BLKG AT ALL EDGES OF PLYWOOD SHEETS THAT ARE LESS THAN 2"WEMPLONG.
- 3. ONLY LOAD BEARING BEAMS AND HEADERS ARE SHOWN ON THE PLAN.
- 4. PROVIDE (2) 2x STUDS UNDER EACH END OF ALL 4x & 6x ROOF BEAMS TYP. U.N.O.
- 5. AT ALL POSTS SUPPORTING A BEAM OR HEADER, WITHOUT AN ADJACENT KING STUD, PROVIDE SIMPSON PC POST CAP # TOP OF POST, TYP. U.N.O.
- 6. AT ALL POSTS NOT WITHIN A WALL, PROVIDE SIMPSON TYPE 'BC' POST BASE UNDER POST U.N.O.
- AT GABLE END WALLS, PROVIDE PERPENDICULAR 2x BLK'G @ 4-0" O.C. FROM WALL TO THE FIRST RAFTER. BALLOON FRAME ALL GABLE END WALLS @ VAULTED CEILINGS.
- 8. USE SIMPSON TYPE LRU' RAFTER HANGERS OR 'U' JOIST HANGERS AS REQ'D U.N.O.
- CONTRACTOR SHALL INSTALL ALL G.S.M. FLASHING AS REQUIRED TO COMPLETE ASSEMBLY FOR WATER-TIGHT CONSTRUCTION. 26GA, TYP.
- 10. ALL ROOF PENETRATIONS AS MAY OCCUR SHALL BE FLASHED AND CAPPED AS REQ'D.
- 12. PROVIDE ATTIC VENTILATION THROUGH SCREENED EAVE VENT, RIDGE VENTS AND/OR GABLE VENTS EQUAL TO 1 SQUARE FOOT OF VENT FOR EVERY 150 SQUARE FEET OF ATTIC AREA, AS PER C.B.C. SECT. 1203.2.
- 13. MIN. ATTIC SPACE ACCESS TO BE 22"x30" @ ATTIC AREAS GREATER THAN 30" IN HEIGHT AS PER C.B.C. SECT. 1209.2.
- 14. FRAMING PLANS ARE FOR SCHEMATIC PURPOSES ONLY DO NOT SCALE. SEE ARCH. PLANS FOR DIMENSIONS.

- SEE PLAN FOR LOCATIONS OF VERTICAL HOLDOWNS TO BE INSTALLED AT FOUNDATION IF SHOWN BELOW FLOOR FRAMING, OR BETWEEN FIRST & SECOND FLOOR IF SHOWN UNDER ROOF FRAMING. SEE DETAILS 1 THROUGH 4 ON SHEET SID FOR SIZE & INSTALLATION SPECS.
- SEE SHEET SDI FOR SHEARWALL PLYWOOD AND NAILING SCHEDULE. NOTE: ALL NEW EXTERIOR WALLS SHALL HAVE TYPE 'A' SHEARWALL, TYP. U.N.O.
- 3. ALL SHEARWALL NAILING TO BE 10d COMMON NAILS UNLESS APPROVED BY THE ENGINEER.
- LISELY NORMAL OF TRECES MEMBES FOR ALL NITEARIEMETS YILDS WHICH RECEIVE EX. IN THE R. TYPE T'S.
  THE T SHEAWALLS THE RECE NALING SHALL RESTAGGREED FOR WALLSWITHER ANALISM ON BOTH SHES.
  STILDS RECEIVING EDGEN ARLING SHALL RESTAGGREED FOR WALLSWITHER ANALISM ON THE MISSES.
  STILDS RECEIVING EDGEN ARLING SHALL RESTAGGREED. SEE DETAILS I. 4:4 ON SHEET
  SOLF FOR THE DOTS ATERISA THOUGHNES.
- . USE 3" NOMINAL OR THICKER MEMBERS FOR TOP & BOTTOM WALL PLATES AT ALL WALLS WHICH HAVE SHEATHING ON BOTH SIDES, TYP. EDGE NAILING SHALL BE STAGGERED.
- 6. USE 3x SILL PLATES FOR ALL WALLS W/ TYPE T: SHEATHING OR SHEATHING ON BOTH SIDES, TYP.
- 7. PROVIDE AN MSTA36 STRAP @ ALL PLATE BREAKS DUE TO TRANSITIONS BTWN 2x & 3x MEMBERS
- 8. SEE FOUNDATION NOTES 7 & 8 FOR ANCHOR BOLTS.
- 9. SEE DETAIL 11/SD1 FOR SHEAR TRANSFER AT FOUNDATION, TYP SEE DETAILS 9 & 10 ON SHEET SDI FOR SHEAR TRANSFER AT FOUNDATION, TIP.
  SEE DETAIL 7 SO I FOR SHEAR TRANSFER AT ROOF EAVES, TYP.
  SEE DETAIL 76DI FOR SHEAR TRANSFER AT ROOF EAVES, TYP.
  SEE DETAIL 76DI FOR SHEAR TRANSFER AT ROOF EAVES, TYP.
  SEE DETAIL 85DI FOR SHEAR TRANSFER AT ROOF ROOFS, TYP.
- 10. EXTEND SHEARWALLS TO ROOF SHEATHING AT ALL INTERIOR SHEARWALLS.
- 11. RUN SHEARWALL PLY. CONTINUOUSLY AT WALL 'T INTERSECTIONS.
- 12. PROVIDE STUD OR BLK'G @ ALL EDGES OF PLYWOOD SHEETS THAT ARE LESS THAN 24" WIDE.
- . SEE PLAN FOR LOCATIONS OF HORIZONTAL MST STRAPS. SIZE AS NOTED ON PLAN. INSTALL W/NAILS AS PER MFR. SPECIFICATIONS. STRAP MAY BE PLACED ON TOP OF THE SHEATHING OR AS PER DETAIL 14/SDI. USE SOLID OR 2x4 FLAT BLOCKING BETWEEN FRAMING, MEMBERS.
- . PROVIDE A COLLECTOR STRAP AT THE ENDS OF ALL TYPICAL SHEARWALLS WHERE THE TOP PLATE IS NOT CONTINUOUS. REFER TO DETAIL 14/SD1, TYP.
- . PROVIDE A TIE-DOWN AT EACH END OF BEAMS TO WHICH HOLD-DOWN STRAPS FROM ABOVE ARE ATTACHED. NOT NECESSARY AT FLUSH HANGERS. ALSO PROVIDE TIE-DOWNS AT BOTH ENDS OF HEADERS WHICH SUPPORT THESE BEAMS. SEE USOFI FOR TIE-DOWN ALTERNATIVES.

### ROOF FRAMING

RAFTERS: 2x8 DFL#2 @ 24" O.C. U.N.O.

HIPS, VALLEYS & (1) 2x10 DFL#2 U.N.O. RIDGES:

MIN. HEADERS: 6x8 DFL#2 (MIN), U.N.O.

### CEILING FRAMING

CEILING JOISTS: 2x6 DFL#2 @ 24" O.C. to 11'-6", UNO 2x8 DFL#2 @ 24" O.C. to 15'-6" , UNO 2x10 DFL#2 @ 24" O.C. to 19'-6" , UNO

## SYMBOL LEGEND

DENOTES SHEARWALL TYPE. SEE SHEET SDI FOR NAILING SCHEDULE. DIMENSIONS SHOWN ARE THOSE USED FOR DESIGN, REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.

STRONGWALL PANEL, SIZE AS NOTED.
INSTALL PER MANUFACTURER'S SPECS. SEE ATTACHED DETAIL SHEETS.

POST TO BEAM OR WALL BELOW
PROVIDE DBL. STUD (MIN) @ 2x & DBL. 2x MEMBERS
PROVIDE 4x4 (MIN) @ 4x (& 3-1/2\* PSL) MEMBERS
PROVIDE 4x6 (MIN) @ 6x (& 5-1/4\* PSL) MEMBERS

▲ SIMPSON HOLDOWN, SIZE AS NOTED.
INSTALL AS PER MFR. SPECS

— HORIZONTAL MST STRAP, SIZE AS NOTED.

SIMPSON TYPE 'U' JOIST HANGER OR EQUIV.

10-15-20 HAV

VELLENO ENGINEERING 1690 WOODSIDE ROAD, #219 REDWOOD CITY, CA 94061 PHN: (650) 556-1137 FAX: (650) 306-9075



NEW DETACHED GARAGE
NELSON RESIDENCE
2460 NORTH FOOTHILL BLVD
LOS ALTOS, CALIFORNA

08-17-20 Scale 1/4": 1'-0"

HAV

**S-2**